2016-CU-005

Project Name:	"Twelve Oaks"
Applicant and/or Property Owner:	Bowling Green Inn of Pensacola, Inc.,
Representative:	Arrietta Schlott, Twelve Oaks
Request:	Conditional Use to allow the expansion of a special residential facility, specifically a classroom and lecture hall for a drug and alcohol addiction treatment facility, located within an R3 zoning district. (LDC 6.09.02.G)
Zoning District:	R3 (Medium High Density Residential)

Conditional Use 2016-CU-005

Part I. General Information:

Project/Applicant:	"Twelve Oaks" / Bowling Green Inn of Pensacola, Inc.,
Representative:	Arrietta Schlott, Twelve Oaks
Location:	2068 Health Care Avenue, Navarre, FL
Parcel(s):	21-2S-26-0780-00K07-0000
Zoned:	R3 (Medium High Density Residential)
Request:	**Conditional Use to allow the expansion of a special residential facility, specifically a classroom and lecture hall for a drug and alcohol addiction treatment facility, located within an R3 zoning district.** **(LDC 6.09.02.G)**
District:	Commissioner District #4
Current Conditions:	Alcohol and drug addiction treatment facility

Part II. Data and Analysis: (Consistency with the Land Development Code Criteria)

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be reviewed by the Zoning Board of Adjustment and a recommendation for approval made to the Board of County Commissioners provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

Is this criterion met? Yes

Staff Analysis: It is anticipated that the proposed use will be designed, located and operated so that the public health, safety, and welfare will be protected.

The applicant is requesting to expand the existing facility with the addition of a 2,016 sf modular building to provide classroom space for the residents.

B. Will not unduly adversely affect other property in the impacted area which it is located;

Is this criterion met? Yes

Staff Analysis: The subject site has single family uses immediately to the west.

It is not anticipated that the proposed use will unduly or adversely affect other property in the impacted area in which it is located. It is anticipated that the placements of the proposed modular building will eliminate some of the nuisances currently experienced by the adjacent residential properties since this building will be located on the area currently utilized for basketball games and open-recreation.

C. Is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan;

Is this criterion met? Yes

Staff Analysis: According the Santa Rosa County Future Land Use Map (FLUM) the subject area for the proposed Conditional Use is located within a SFR (Single Family Residential) land use category. The request is consistent with the Goals, Objectives and Policies of the Santa Rosa Comprehensive Plan.

D. Satisfies criteria stipulated for similar uses as described in the following section.

6.09.02.G. Nursing Homes and Special Residential Facilities (AG, R-2, R-2M, and R-3)

1. A description of the program of service shall be submitted with application and the applicant shall demonstrate that the method of operation and delivery of such health services and daily care shall be in compliance with all relevant state and federal standards for operation of nursing homes.

   Is this criterion met? Yes

   Staff Analysis: The applicant has stated that the modular building will serve as classroom space and a lecture hall for the residents and be utilized as part of their treatment plan.

2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

   Is this criterion met? Yes

   Staff Analysis: The addition of the new patient rooms will not increase traffic, congestion or other potential nuisances or hazards to the contiguous residential properties.

3. When located in the R-2, R-2M, or R-3 districts, sites shall be situated within the more highly accessible portions of the residential districts near major thoroughfares. When located in the R-2 districts, a nursing home site in addition to the above shall abut a less

restrictive district. The intent is to minimize potential adverse impact on the established residential neighborhoods and assure that sites are accessible to major thoroughfares.

Is this criterion met? Yes

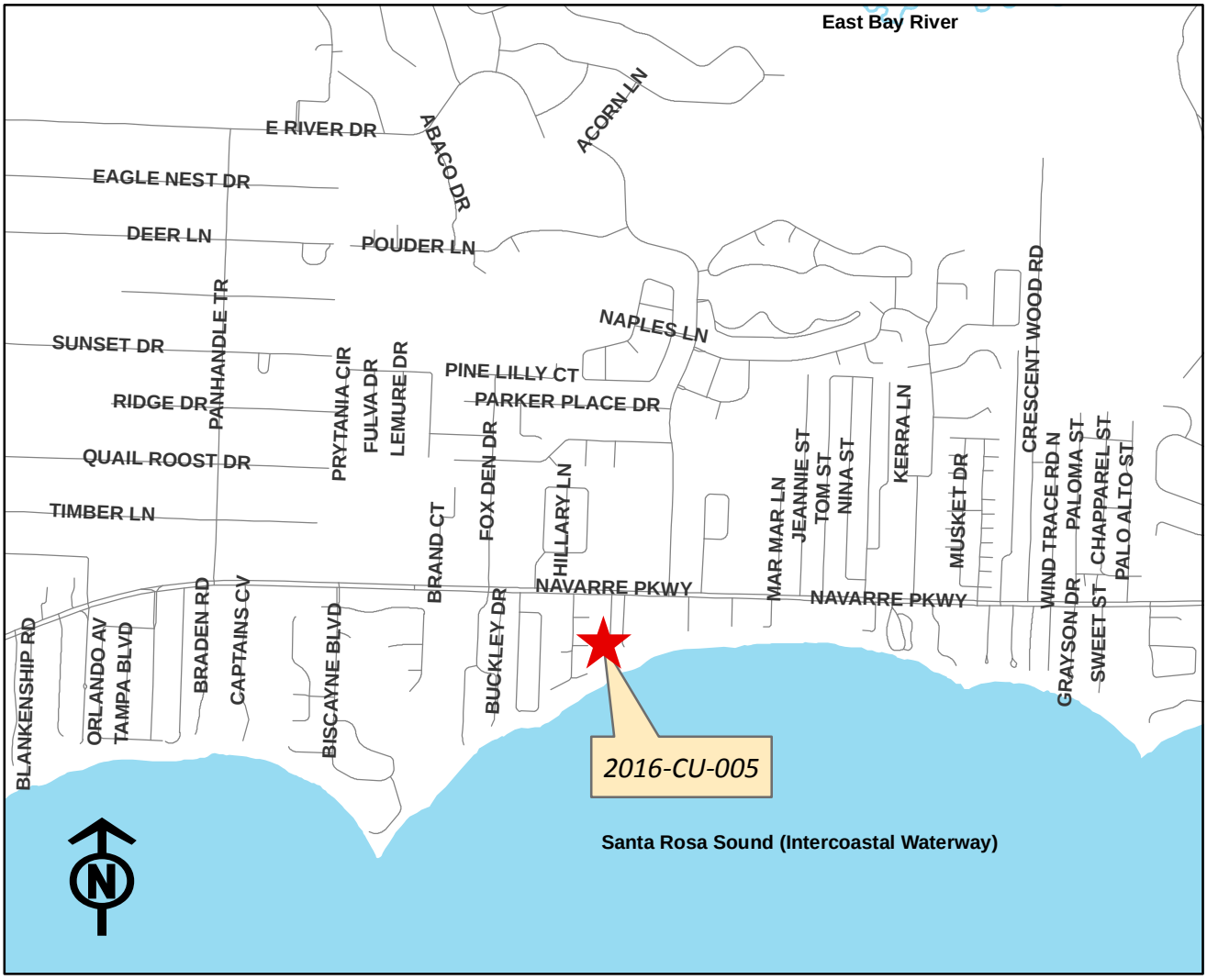
Staff Analysis: The existing special residential facility is located on a major arterial (U.S. Hwy 98).

Part III. Additional Considerations

If the Conditional Use is approved, are there any potential building code issues?

It is not anticipated that there will be any potential building code issues. The proposed expansion will go through the commercial site plan process.

2016-CU-005
Zoning



0 1,650 3,300 6,600 9,900 13,200 Feet

Legend

Streets

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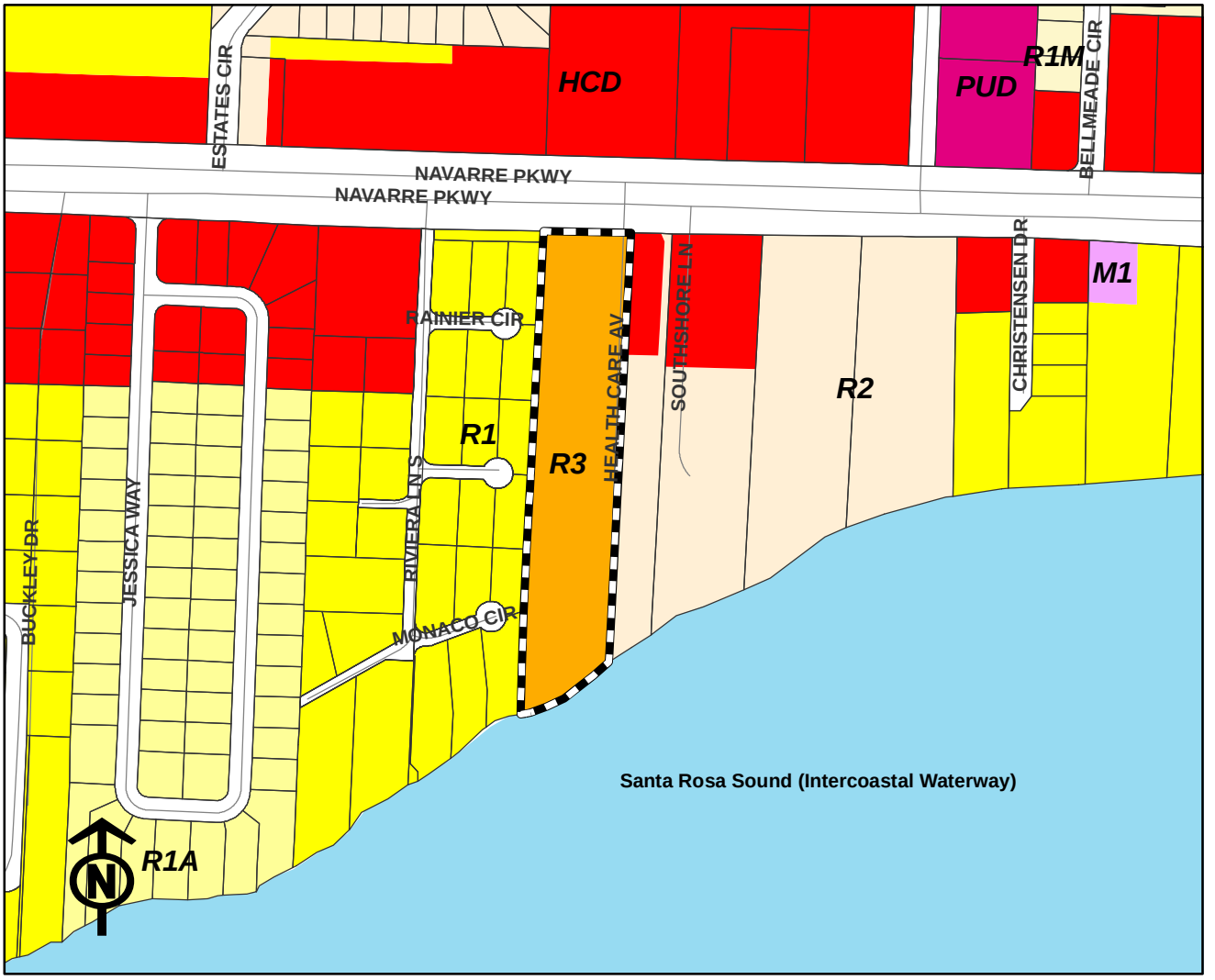
2016-CU-005
Zoning



0 325 650 1,300 1,950 2,600 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets
- AG-RR
- AG-RR-APZ1; AG-RR-APZ2; AG-RR-CZ
- AG1
- AG2
- AG2-APZ or CZ
- C1M
- C2M
- CITY
- HC1
- HCD
- HCD-APZ or CZ
- HCD-HON
- HNB
- HR1
- HR2
- M1
- M1-APZ or CZ
- M1-HON
- M2
- M2-APZ or CZ
- MID
- MIL
- NB-C
- NB-CON/REC
- NB-HD
- NB-MD
- NB-MHD
- NB-PMUD
- NB-SF
- NB-U
- NC
- NC-APZ or CZ
- NC-HON
- P1
- P1-HON
- P2
- P2-APZ or CZ
- P2-HON
- PBD
- PID
- PUD
- R1
- R1-APZ or CZ
- R1-HON
- R1A
- R1A-HON
- R1M
- R1M-APZ or CZ
- R1M-HON
- R2
- R2-APZ or CZ
- R2-HON
- R2M
- R2M-APZ or CZ
- R3
- RAIL
- RR1
- RR1-APZ or CZ
- STATE
- STATE-APZ or CZ
- TC1-HON
- WATER

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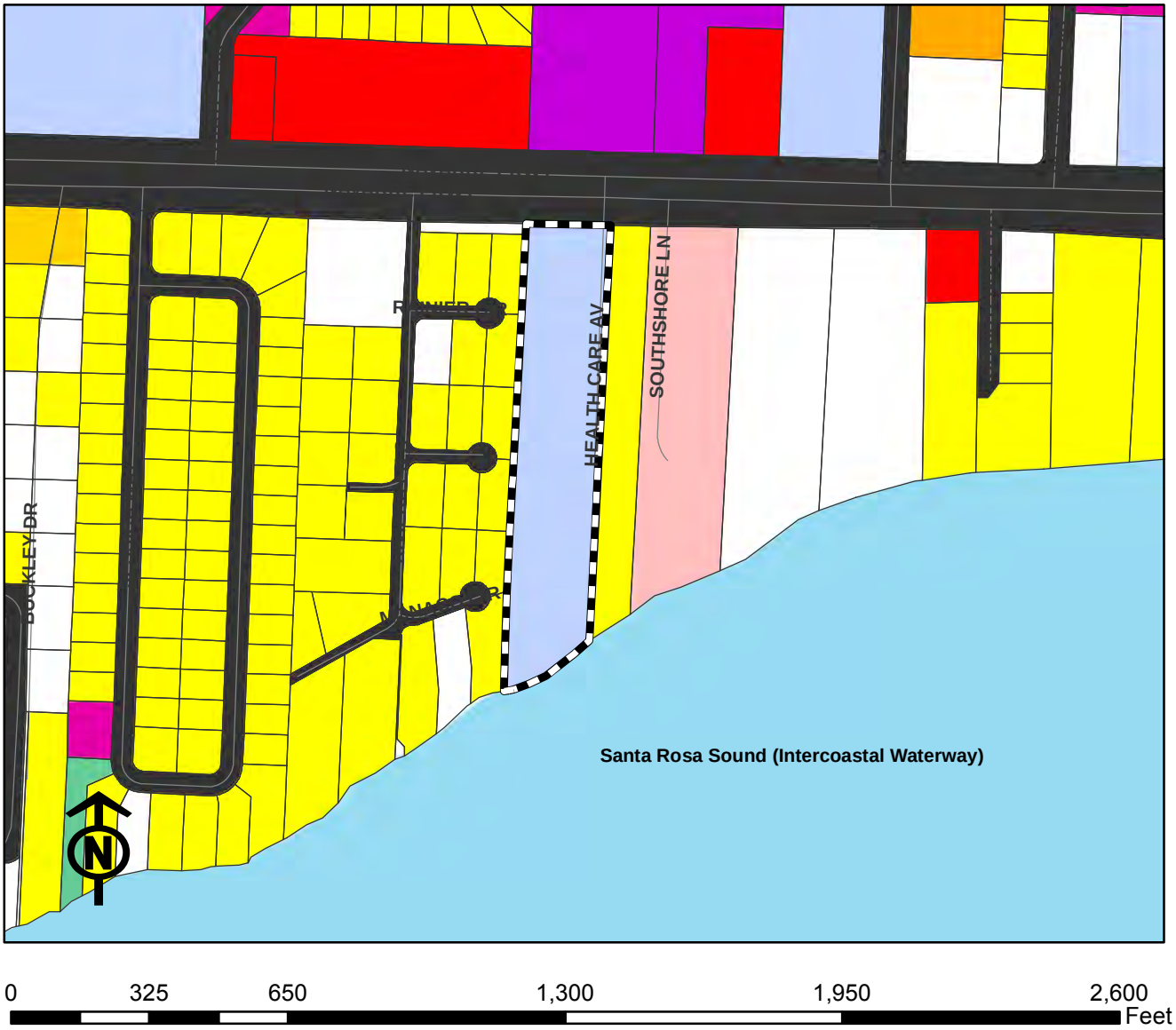
2016-CU-005
Existing Land Use



Legend

- Pending Mar ZB
- Parcel Lines
- Streets

Existing Land Use

Category

- Agriculture (AG)
- Agriculture, Homestead (AH)
- Condo's/Townhomes (C/T)
- City
- Commercial (COMM)
- Industrial (INDUS)
- Institutional (INST)
- Multi-Family Residential (MFR <5)
- Multi-Family Residential (MFR >5)
- Military (MIL)
- Mixed Residential/Commercial (MRC)
- Office
- Public Owned Property (POP)
- Rail
- Recreation/Commercial (REC/COMM)
- Recreation/Open Space (REC/OS)
- Right of Way (ROW)
- Single Family Residential (SFR)
- Silviculture (SILVICUL)
- Uncategorized (UNCAT)
- Utilities
- Vacant
- Water

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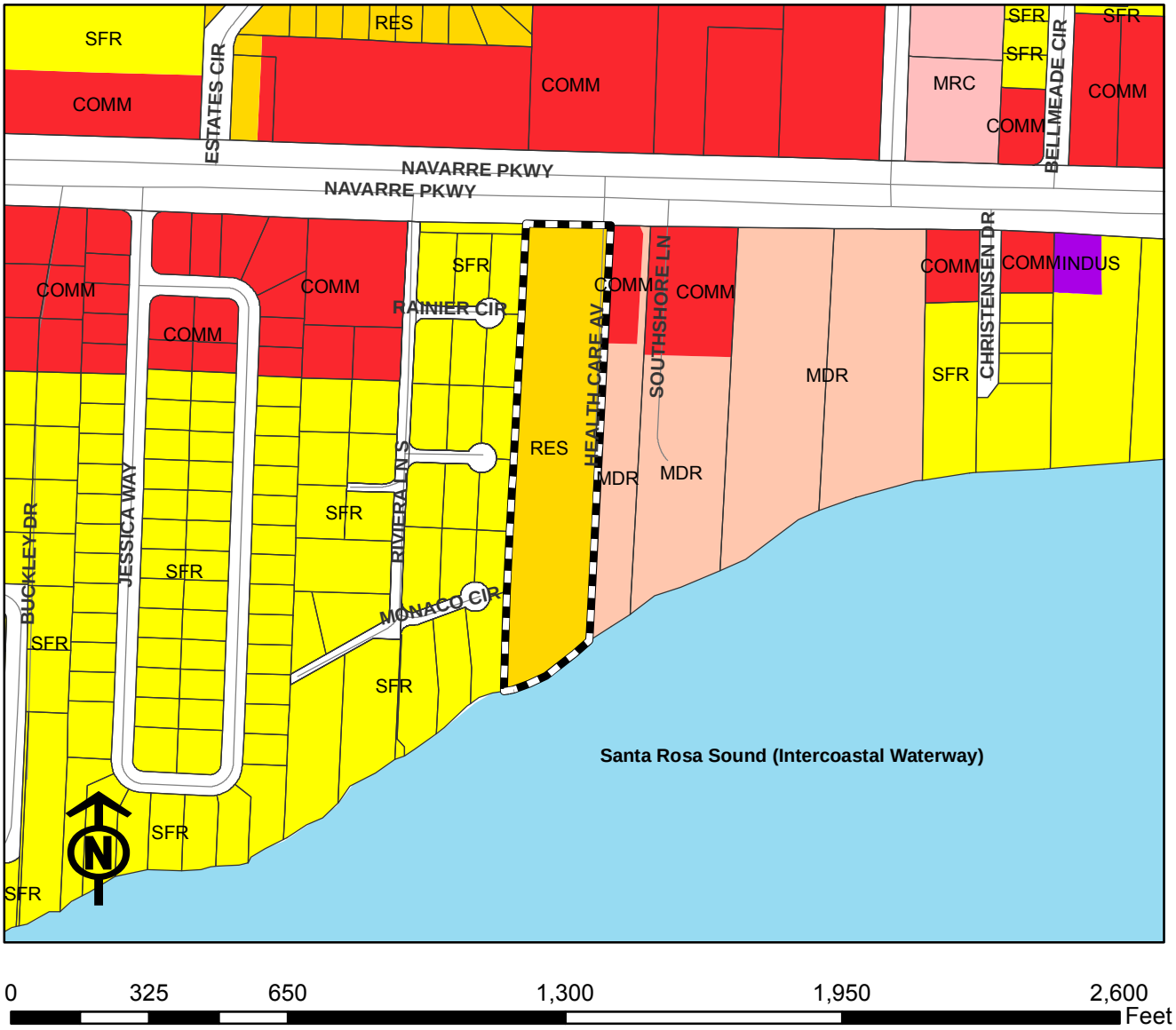
2016-CU-005
Future Lane Use Map



Legend

- Pending Mar ZB
- Parcel Lines
- Streets
- AGRICULTURE (AG)
- SINGLE FAMILY RESIDENTIAL (SFR)
- MEDIUM DENSITY RESIDENTIAL
- RESIDENTIAL (RES)
- COMMERCIAL (COMM)
- CONSERVATION/RECREATION (CON/REC)
- GP SINGLE FAMILY RESIDENTIAL (GPSFR)
- GP RURAL RESIDENTIAL (GPRR)
- BAGDAD HISTORIC DISTRICT (HIS)
- INDUSTRIAL (INDUS)
- MARINA (MARINA)
- MILITARY (MIL)
- MIXED RESIDENTIAL COMMERCIAL (MRC)
- NAVARRE BEACH COMMERCIAL (NBCOMM)
- NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)
- NAVARRE BEACH MEDIUM DENS
- NAVARRE BEACH MEDIUM/HIGH
- NAVARRE BEACH HIGH DENSITY
- NAVARRE BEACH MIXED RESIDE
- NAVARRE BEACH UTILITIES (NB
- CITY
- RAIL
- WATER

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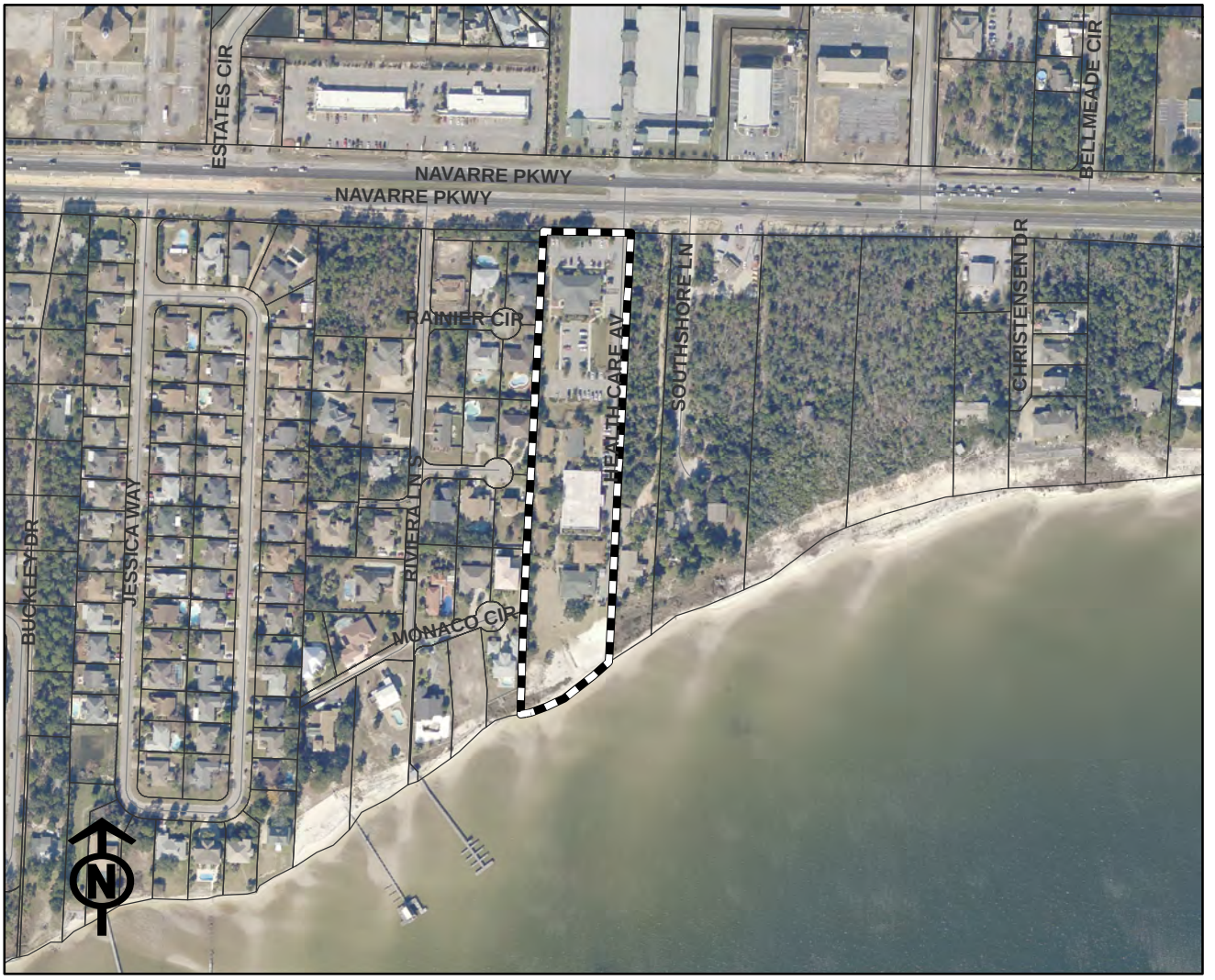
2016-CU-005
Aerial



0 325 650 1,300 1,950 2,600 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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2016-CU-005
Aerial, Closer View

0 120 240 480 720 960 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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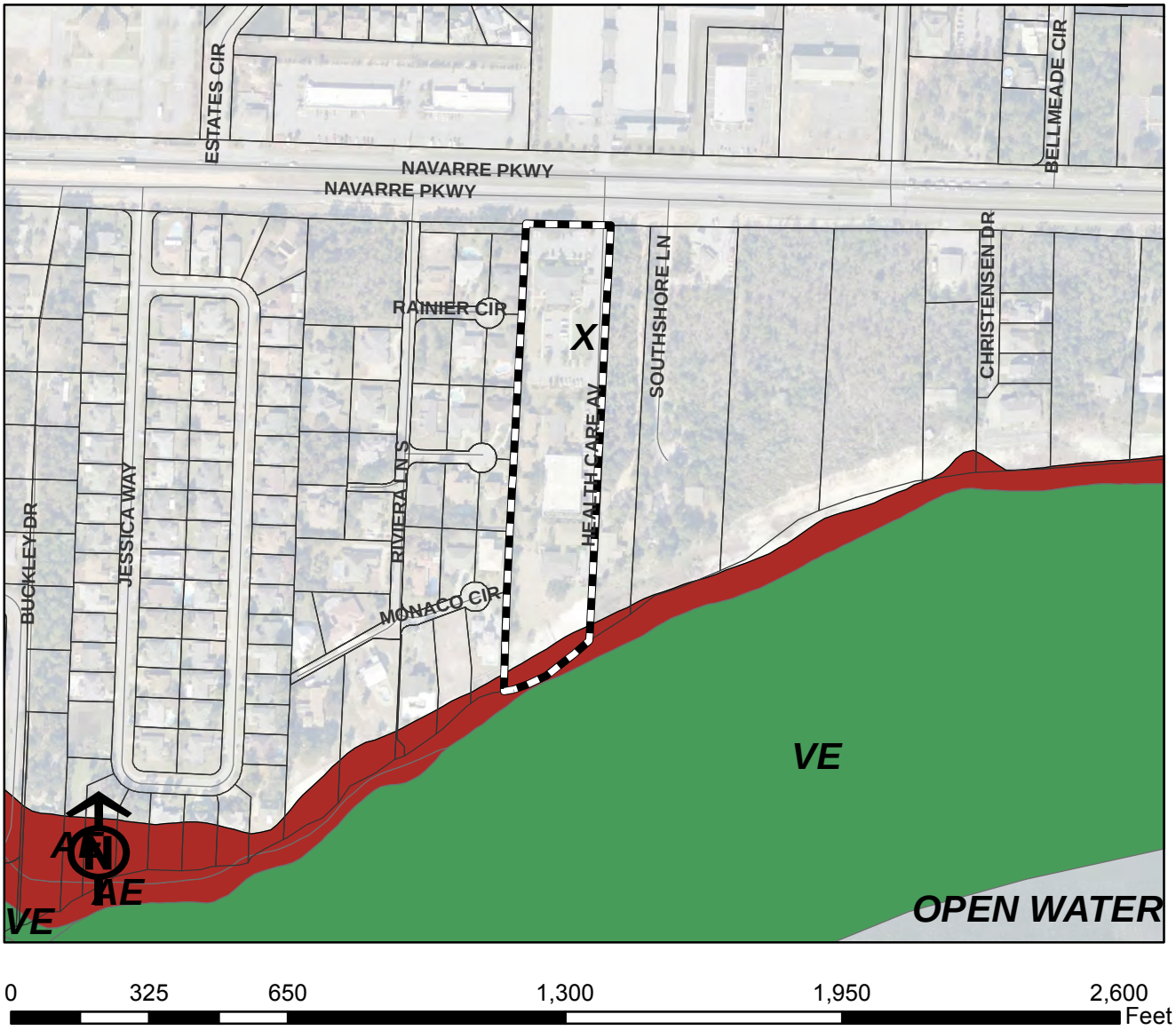
2016-CU-005
Flood Zone



0 325 650 1,300 1,950 2,600 Feet

Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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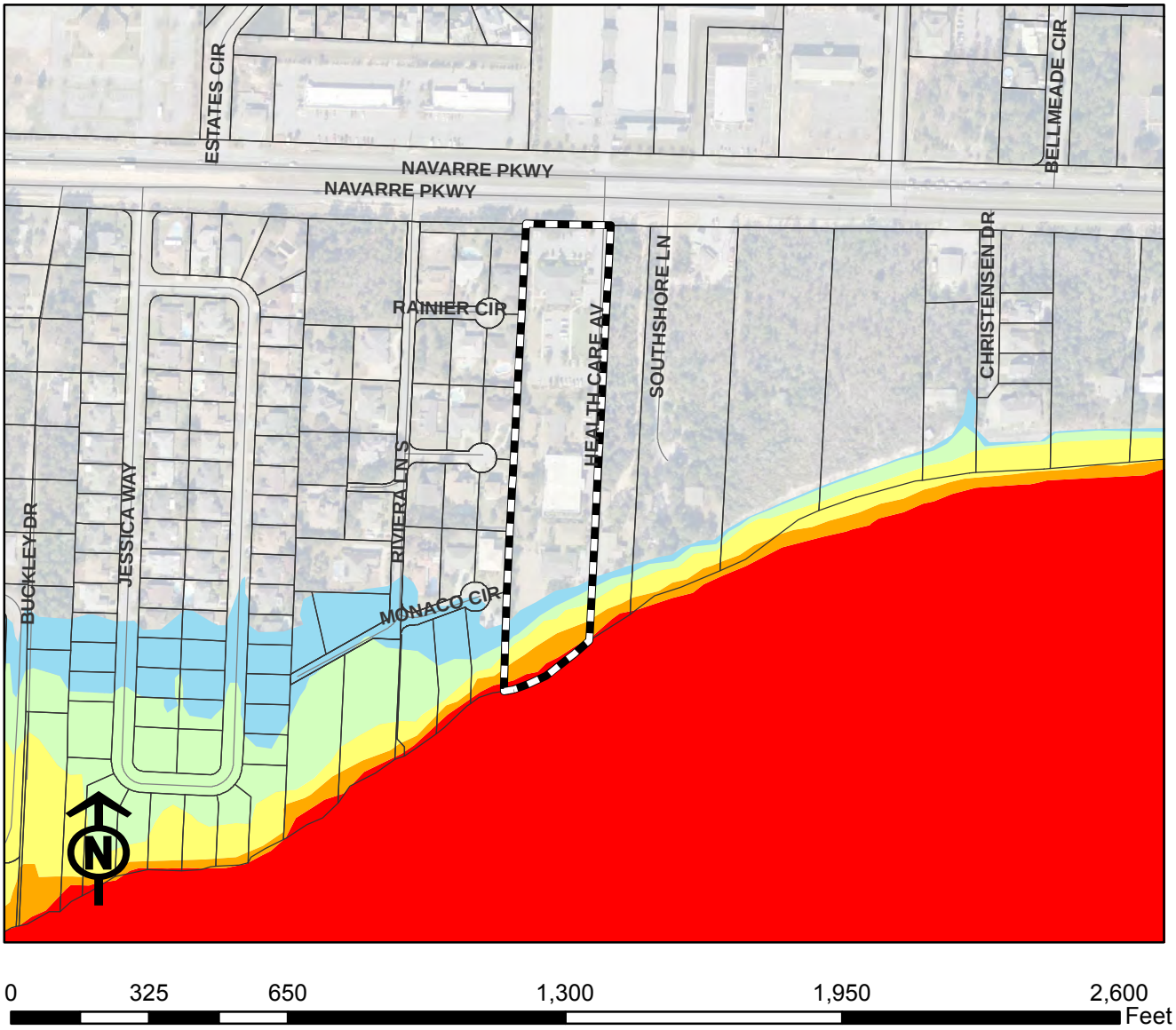
2016-CU-005
Surge Zone



Legend

- Pending Mar ZB
- Parcel Lines
- Streets

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Santa Rosa County
Development Services

Beckie Cato, AICP
Planning and Zoning Director

Tony Gomillion
Public Service Director

Rhonda C. Royals
Building Official

January 12, 2016

Ms Arriette Schlott
Via email: dschlott@crchealth.com

RE: Pre-Application Meeting on December 22, 2015
Project Name**: Twelve Oaks Modular**
Parcel(s): **212S26078000K070000**

Dear Ms. Schlott:

Thank you for attending the above referenced pre-application meeting with the Santa Rosa County Development Services staff. Below you will find a recap of the information discussed at the meeting and the requirements for you to proceed with the project.

The purpose of a pre-application meeting is to provide you with a thorough understanding of the regulations and requirements applicable to your proposed project and to address any questions that you may have. However, pre-application meetings are informal and do not replace the need for a formal review. Therefore, please understand that the requirements presented below are based solely on the information presented by you at the meeting and is subject to change. Also, additional requirements may be applicable to your project based on information received at a later date or at the time of formal review.

Proposed Use - The proposed project is the expansion of the existing drug & alcohol treatment facility with the addition of a 2,160 sf classroom/lecture building. The proposed modular building will be located atop the existing parking area in the center section of the site; this area is currently being utilized for recreational purposes, specifically a basketball court.

Site/Land Use – Leslie Statler, (850)981-7086, leslies@santarosa.fl.gov

1. Zoning Map designation: R3, Medium High Density Residential
2. Future Land Use Map designation: RES, Residential
3. The proposed use of the site is a conditional use in this district upon approval by the Zoning Board and Board of County Commissioners. Conditional Use 2016-CU-005 has been filed and will be considered during the February 2016 meeting cycle. The Zoning

Board Meeting will be February 11, 2016; the Board of County Commissioners meeting will be February 25, 2016.

4. A site plan (or sketch) drawn to scale is required to demonstrate consistency with the Land Development Code. Staff is available to assist you through our Owner-Developer program. An Owner-Developer site plan application can be found online at http://www.santarosa.fl.gov/developmentservices/documents/Site%20Plan%20Editable.pdf .
5. Buffers: Landscape buffers are required per LDC 7.01.05. Per the approved site plan 2001-SP-046, there is an existing buffer in place within this area which satisfies the LDC requirements.
6. Setbacks: The building setbacks for this site are: Front = 50 feet, rear = 50 feet from the Mean High Water Line, and sides = 15 feet.
7. Off-Street Parking and Loading: Parking and loading areas must meet the requirements of LDC Section 7.01.08. For parking calculations, the proposed additional use will not generate additional parking requirement. However, since the proposed building will be located within the existing parking area, staff will need to determine if the remaining parking will be sufficient. To assist staff with this calculation, we will need to know the number of beds within the facility.
8. Water and Sewer: Letters of water and sewer service availability are required. Your project is located in the following service areas.
    A. Water = Holley Navarre Water System, Buck Paulchek; 939-2427.
    B. Sewer = Holley Navarre Water System, Buck Paulchek; 939-2427.

Building – Bruce Teston, (850)981-7017, brucet@santarosa.fl.gov

1. A general contractor will be required to obtain permits for the modular building.

Review Process:

1. Site plans and construction plans are reviewed and comments are issued within 10 days.
2. A Development Order is (DO) issued upon approval of a site plan. Building permits are issued upon approval of construction plans.
3. Concurrent review of site and construction plans is allowed; however, building permits may not be issued before issuance of the DO.
4. Site work may not commence prior to the issuance of the DO; construction may not commence prior to issuance of building permits.

In closing, our hope is that you found the pre-application meeting to be a helpful tool so that you can make informed decisions about your project. As the County's project manager for your project, please feel free to contact me with any questions that you may have. In addition, you may contact the staff listed above if you have questions specific to their area of expertise. Also, I will be in contact with you periodically to assess the status of your project and provide assistance.

Respectfully,

Tambre L. Lee

Tambre L. Lee
Development Review Supervisor
(850)981-7042
TambreL@santarosa.fl.gov

TL/lf

Santa Rosa County
Development Services

DEC 22 '15 AM 10:

Beckie Cato, AICP
Planning and Zoning Director

Santa Rosa County Public Service Complex
6051 Old Bagdad Highway, Suite 202 Milton, Florida 32583
www.santarosa.fl.gov
Office: (850) 981-7000

Rhonda C. Royals
Building Official

Conditional Use Application

*Application Instructions begin on Page 4

** For Official Use Only **			
Application No.	2016-CU-005	Date Received:	12/22/15
Review Fee:	$235 + $90.87	Receipt No.:	45
Zoning District:	R3	Conditional Use Request:	6.09.02.
FLUM Designation:	RES		

± 4.475 VD #4

Property Owner

Property Owner Name: BOWLING GREEN INN OF PENSACOLA INC

Address: 2068 HEALTH CARE AVE, NAVARRE, FL 32566

Phone: _____ Fax: _____

Email: _____

Applicant

☐ Check here and skip this section if the applicant is the Property Owner. Otherwise, complete this section and provide authorization from the Property Owner giving the Applicant the authority to pursue conditional use approvals.

Company: TWELVE OAKS

Contact Name: ARRIETTA SCHOLTT

Address: 2068 HEALTH CARE AVE, NAVARRE, FL 32566

Phone: 850-939-1200 Fax: _____

Email: DSCHLOTT@CRCHEALTH.COM

Property Information

Parcel ID Number(s): 212S26078000K070000

-OR-

Street Address of property for which the Conditional Use is requested:

2068 HEALTH CARE AVE, Navarre, FL 32566

Parcel Size (acres): 4.69 ACRES

Conditional Use Request Please describe the requested conditional use. Attach a site plan showing the proposed development in as much detail as necessary to demonstrate that your request meets the criteria found in Section 6.09.02 (attached).

Expansion of an existing special residential facility, specifically to add a classroom and lecture hall to a drug and alcohol addiction treatment facility.

Conditional Use Criteria

I understand that all decisions made by the Zoning Board of Adjustments are subject to appeal and that their decision does not become effective until the appeal time has successfully passed. ☑ Yes ☐ No

I understand that approval by the Zoning Board of Adjustments does not authorize construction and/or land clearing to occur on this site and that additional approvals and Building Permits may be required. ☑ Yes ☐ No

I understand that determinations by the Zoning Board of Adjustments are valid for 36 months. ☑ Yes ☐ No

Please read the attached conditional use information pertaining to your request and describe how your request meets the pertinent criteria. Attach additional sheets if necessary.

Certification and Authorization

By my signature hereto, I do hereby certify that the information contained in this application and the required supplemental materials is true and correct, and understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application. I do hereby authorize County staff to enter upon my property at any reasonable time for purposes of site inspection.

Arrietta Schloth
Applicant Name (Type or Print)

Applicant Signature

Director of Maintenance & Safety
Title (if applicable)

12/22/15
Date

6.09.00 CONDITIONAL USES

6.09.01 General Provisions Regulating Conditional Uses: A conditional use shall be permitted by the Board of Adjustment (Zoning Review and Appeals Board) provided the Board finds that the use:

A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

   We believe that this criteria has been satisfied. There is an existing treeline adjacent to this expansion area. The purpose of this expansion is to provide classrooms and lecture facilities to enhance the educational benefit of our program.

B. Will not unduly adversely affect other property in the impacted area which it is located;

   We believe that this expansion will be positive in that it will impede access from social activities in that area. The proposed location is currently the basketball court.

C. Conforms to all applicable provisions of the district in which the use is to be located;

   It does.

D. Satisfies criteria stipulated for similar uses as described in the following section.

   G. Nursing Homes and Special Residential Facilities (AG, R-2, R-2M, and R-3)

   1. A description of the program of service shall be submitted with application and the applicant shall demonstrate that the method of operation and delivery of such health services and daily care shall be in compliance with all relevant state and federal standards for operation of nursing homes.

      We area treatment facility and have provided a copy of our State license.

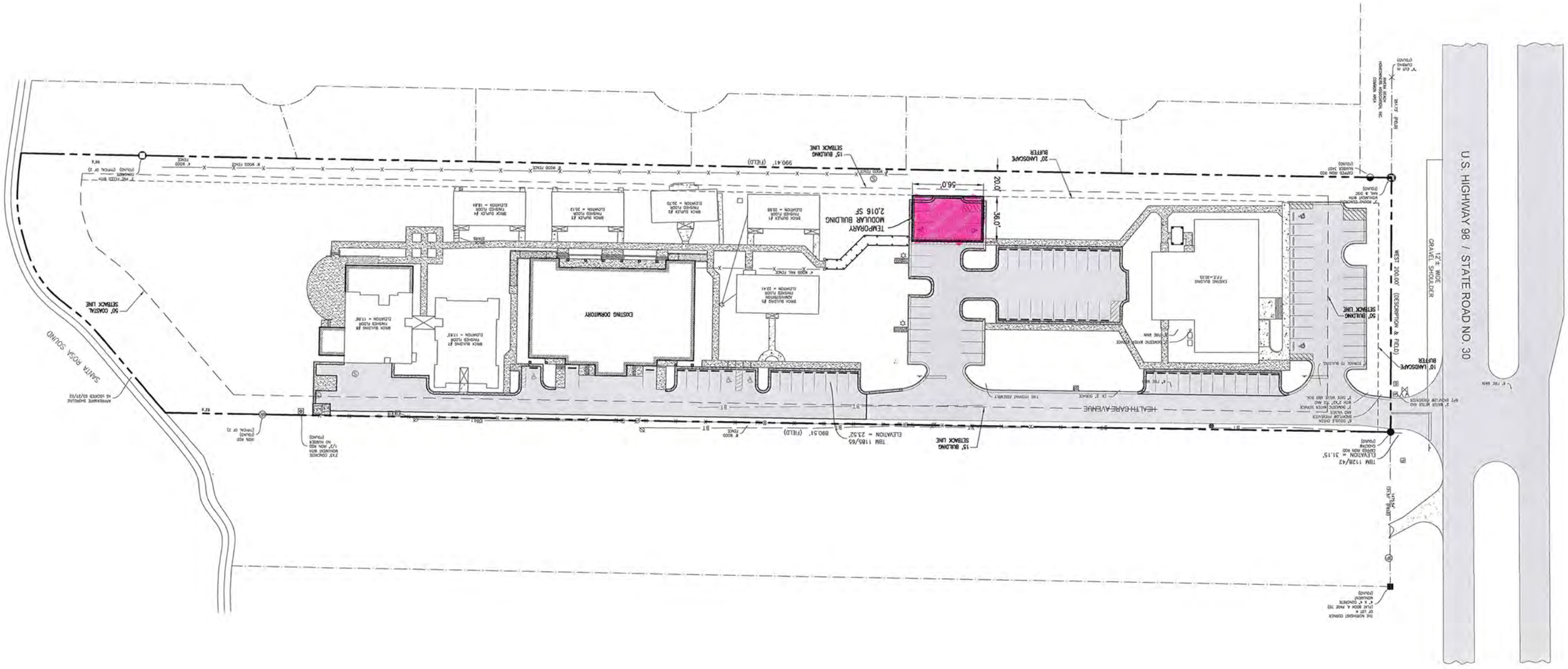
   2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

      This proposed expansion should reduce these concerns.

   3. When located in the R-2, R-2M, or R-3 districts, sites shall be situated within the more highly accessible portions of the residential districts near major thoroughfares. When located in the R-2 districts, a nursing home site in addition to the above shall abut a less restrictive district. The intent is to minimize potential adverse impact on the established residential neighborhoods and assure that sites are accessible to major thoroughfares.

      We are located directly on Navarre Parkway.

12/22/15


U.S. HIGHWAY 98 / STATE ROAD NO. 30
12'± WIDE GRAVEL SHOULDER
WIDE 200.00' (DESCRIPTION & FIELD)
10' LANDSCAPE BUFFER
50' BUILDING SETBACK LINE
EXISTING BUILDING FFE=30.23
TEMPORARY MODULAR BUILDING 2,016 SF
56.0'
36.0'
20.0'
20' LANDSCAPE BUFFER
15' BUILDING SETBACK LINE
990.41' (FIELD)
EXISTING DORMITORY
BRICK BUILDING #1 FINISHED FLOOR ELEVATION = 12.87'
BRICK BUILDING #2 FINISHED FLOOR ELEVATION = 13.46'
BRICK BUILDING #3 FINISHED FLOOR ELEVATION = 20.70
BRICK BUILDING #4 FINISHED FLOOR ELEVATION = 20.13
BRICK BUILDING #5 FINISHED FLOOR ELEVATION = 20.88
BRICK BUILDING #6 ADMINISTRATION FINISHED FLOOR ELEVATION = 23.41
HEALTH-CARE AVENUE
TBM 1128/42 ELEVATION = 31.15'
TBM 1185/65 ELEVATION = 23.52'
880.51' (FIELD)
15' BUILDING SETBACK LINE
50' COASTAL SETBACK LINE
SANTA ROSA SOUND
AMENDMENT SHEET#1 14 LOCATED 03/29/02